

The Westfield-Washington Township Advisory Plan Commission met at 7:00 p.m. on Monday, February 27, 2006 at Westfield Town Hall. Members present were Gloria Del Greco, Jack Hart, Bob Horkay, Ginny Kelleher, Brian Morales, Bill Sanders, Cindy Spoljaric, and Carolyn Stevenson. Also present were Kevin Buchheit, Al Salzman, Tom Higgins, and Attorney Brian Zaiger.

Spoljaric moved to approve the November 28, 2005 minutes as presented.

Hart seconded, and the motion passed by voice vote (Hart, Kelleher, Del Greco abstained).

Del Greco pointed out under Old Business that the name Nelson & Frankenberger was missing the ampersand in the January 23, 2006 minutes.

Hart moved to approve the January 23, 2006 minutes as presented.

Kelleher seconded, and the motion passed by voice vote.

Higgins reviewed the Public Hearing Rules and Procedures.

### **OLD BUSINESS**

0506-PUD-02            4400 East 186<sup>th</sup> Street. Rezone of 115.28 acres from SF-2 to PUD,  
by Graystone Development.

Mr. Jim Shinaver, Nelson & Frankenberger, introduced Mr. Sheldon Phelps, Ms. Ann Thorvik, and Mr. Dan Shifhour of Graystone Development. He also introduced from Lord of Lutheran Life Church guests, Randy McNut and John Ackman.

Phelps presented the details of the project stating there were two notable changes to the petition as a result of the last committee meeting. He stated that regarding the fire separation distance, discussions were held with the Fire Department and Community Development Department, and that Community Development suggested the following language dealing with fire separation distance; that language simply states that if the fire separation distance between two homes is ten feet or less, the home will have a one-hour fire resistance rating. He also stated that it is notable that a 10-foot fire separation distance equates to a 20-foot building separation distance. The Fire Separation Distance is defined as the distance from the home to the property line.

Phelps stated that the second change was regarding buffer yards, and that after much discussion the parties have agreed that buffer yards would be as required by the Zoning Ordinance with no changes and that any home adjacent to a buffer yard would be a minimum of 15,000 feet lot size.

Shinaver stated they are requesting a positive recommendation to the Town Council.

Kelleher stated that the Comp Plan Review Committee forwarded their comments to the Plan Commission members for their review.

Salzman stated there was no formal written report for the Comp Plan Review Committee other than the notes forwarded to the Plan Commission and the Petitioner and suggested that the individual Committee members wishing to share their comments would do so at this time.

Hart stated that while he appreciated the changes that were made, he still feels strongly about not sending this project to the Town Council with a positive recommendation.

Del Greco would like to see tree lines and existing foliage preserved.

Spoljaric commented that she likes the type of project, but not in this area, and would like to see the architectural standards increased for that type of density.

Spoljaric moved to send 0506-PUD-02 to the Town Council with a negative recommendation.

Stevenson seconded, and the motion passed 8-0.

0512-DP-38 & 17455 Carey Road. Development Plan and Site Plan Review of a proposed  
0512-SIT-29 commercial integrated center on 11.47 acres in the L-B District is requested  
by Peacock Carey, LLC.

Mr. Brian Touhy, representing the petitioner, presented the details of the project and introduced Dan Schnier, Banning Engineering; Jim Burris, Lamson and Condon; and Michael House and Michael Cox, principals of Peacock Carey, LLC. Touhy stated the petitioner is requesting two waivers – sidewalk requirement and loading dock requirement.

Del Greco questioned Page 5, Building Orientation, second paragraph, stating it mentions Walgreens' door and the southern most structure which is the proposed retail center. The southern most structure is 650 feet away from the abutting residential; does that have a door?

Touhy responded no.

Kelleher stated that in the LB (Local Business) ordinance it talks about all buildings and structures within LB shall share a common architectural style.

Buchheit responded that within the LB district text, item 15, talked about a development plan. He said that in 2000 the Town of Westfield undertook the process to adopt DP regulation in accordance with statutes. He also stated that the intention of adopting the new DPR regulation was to supersede any other DPR language in the ordinance at that time, which is certainly how the community has been dealing with issues like this since then.

Spoljaric believes it would be nicer with two different prototypes, one for Walgreen and one for the bank with some continuity and better aesthetics.

Touhy responded that the architect has designed these buildings to have a consistent continuity to them in the sense that they have two different kinds of brick on the facing, EFIS of different color, four different heights, and three different planes, and all the buildings use similar material to provide that cohesive look.

Spoljaric stated there were mature trees on that site and noticed on the landscaping plan that there was no effort for preservation.

Touhy responded that they have asked about preserving any tree they could.

Morales asked if it is possible to extend the sidewalk or multi use trail on the east side of the property up to SR 32 so pedestrians can cross on that side of the street.

Touhy responded yes.

Morales expressed concern about the dual drive through in the Walgreens parking lot since vehicles traveling westward on that drive who may want to turn into the bank will turn into traffic.

Schner responded that this was designated one way southward expressly for that reason.

Cox stated that this issue was addressed early in the process with INDOT during the traffic study and INDOT believes there will not be any traffic stacking in that area.

Morales asked if the parcel to the west was developed, could there be changes to these drives to allow access to that parcel.

Touhy responded that the development to the west has been approved for vet clinic, and that thought they do not own that site, certainly if the opportunity presented itself, it would be fine with them to connect to that site.

Sanders presented a more desirable architectural style on a Walgreens design in Northfield, IL, which Stevenson brought to the meeting, which she had obtained from the Internet.

Touhy committed to inquire into this.

Spoljaric believes the bank design looks a little bit dated.

Touhy responded with willingness to go back to Walgreens and the bank to further review the designs.

A Public Hearing opened at 8:18 p.m.

Mr. Kobrowski expressed the following concerns: buffers, would like to see trash compactors have roofs; the development does not look very special, or especially tiered toward the trail, and requested something like a hill or mound to help with screening off the development. Kobrowski added the retention pond was a positive.

Mr. Clark expressed concerns about the sidewalk on the front, pedestrian safety along the highway, and traffic coming off the trail.

Mr. Ron Thomas expressed concerns regarding sidewalk integration with the trail, view of the roof top mechanicals, compactors are shown fenced in not bricked, and the entrance off of SR 32 and Carey is not really a parking lane for the tractor trailers.

The Public Hearing closed at 8:25 p.m.

Touhy responded to the public hearing comments.

Morales asked if there were plans for any bike racks.

Touhy responded that if bike racks are desired, they will agree to place bike racks.

Kelleher moved to grant the waiver request regarding the loading areas.

Sanders seconded, and the motion passed by voice vote.

Kelleher moved to grant the waiver request regarding the sidewalks.

Del Greco seconded.

Buchheit requested the amendment of the sidewalk waiver to include the commitments from the petitioner to dedicate the land on their side of the center line of the right away and to assign the value of the construction cost that would have been on SR 32 to the construction cost of the trail.

The motion passed by voice vote.

Kelleher moved to approve 0512-DP-38 with the following conditions:

1. That the petitioner complies with any requirements from the Westfield Public Works Department;
2. That the petitioner complies with any requirements from the Hamilton County Surveyor's Office;
3. That the petitioner complies with any requirements from the Hamilton County Soil and Water Conservation District;
4. That a compliant landscaping plan be provided prior to the issuance of an ILP for the subject site;
5. That a detailed sign plan depicting compliance with all applicable provisions of the Sign Regulations be provided prior to the issuance of an ILP for either proposed sign freestanding monument sign;
6. That the plan show compactors and trash enclosures in brick;
7. That the sidewalk be extended all the way up to SR 32;
8. That HVAC equipment is effectively screened by whatever method the developer chooses;
9. That these conditions be fulfilled prior to receiving a building permit.

Sanders seconded, and the motion passed 8-0.

Sanders moved to approve 0512-SIT-29 with the following condition:

- That any conditions associated with 0512-DP-38 be satisfied prior to the issuance of an ILP for the subject site.

Sanders seconded, and the motion passed 8-0.

### **NEW BUSINESS**

0602-PUD-04            3510 East 161<sup>st</sup> Street. Throgmartin-Henke Development, LLC requests a change in zoning for approximately 14.53 acres, from the AG-SF-1 District to the Bridgewater PUD district.

Mr. Don Curise, Throgmartin-Henke Development, presented the details of the request, which is to amend the PUD to incorporate this acreage as part of the development as Section H, and asking to increase within the PUD the Section H amount of units from 25 to 54. Curise stated they are not asking to increase the amount of the overall PUD, which has been specified as approximately 1,250 units.

Spoljaric expressed concern about suspending the rules and approving this amendment to the PUD as this was not originally included in the concept.

Sanders asked if the walls around the community would be on all four sides.

Cruise responded the walls would probably be on two sides, Carey Road and 161<sup>st</sup> Street.

A Public Hearing opened at 9:00 p.m.

Mr. Mead spoke in support of the project.

The Public Hearing closed at 9:02 p.m.

0602-PUD-04 was referred to the Comprehensive Plan Committee meeting on March 8 at 7:00 p.m.

0602-REZ-01            19720 North Tomlinson Road. P. C. Wright & Co. requests a change in zoning for approximately 41.73 acres, from the AG-SF-1 District to the SF-2 District.

Spoljaric left the meeting at 9:03 p.m. due to illness.

Mr. Chuck Wright, PC Wright & Co., presented the details of the request to change zoning from AG-SF-1 to SF-2 which would allow two dwelling units per acre.

A Public Hearing opened at 9:17 p.m.

Mr. Norman Gray spoke in support of the project with the condition that all commitments are met.

Thomas expressed concern about the location of the stub road and requested this be part of the subcommittee discussion.

Mead expressed the desire for additional common area including wooded common area.

Mr. Mark Bettinger feels the project would provide a benefit and value to the community.

The Public Hearing closed at 9:23 p.m.

0602-REZ-01 will be sent to the next Comprehensive Plan Committee meeting on March 8 at 8:00 p.m.

Kelleher asked the petitioner for a bullet point list of commitments.

0602-DP-01 & 16905 Springmill Road. Development Plan and Site Plan Review of The Maples  
0602-SPP-01 at Springmill, 120 dwelling units on 30 acres in the SF-A District.

Mr. Matthew Skelton, Bingham McHale, presented the details of the project, and introduced guests Ryan Thomas of Skodjt Thomas and Bill Bryant, Project Engineer.

A Public Hearing opened at 9:31 p.m.

Ms. Sandra Cunningham thanked all involved and spoke in support of the project.

Thomas asked about the dedicated trails or paths into the wooded area next to the pond.

The Public Hearing closed at 9:36 p.m.

Kelleher asked whether the wooded area, which has been dedicated to town, is a part of any type agreement or commitment to be maintained.

Buchheit responded this wooded area shows up as a possible wetlands, but at this point no commitments have been made to develop it or manage it.

Hart moved to approve 0602-DP-01 with the following condition:

- A lighting plan, depicting fixtures in compliance with the terms of the Lighting Ordinance, should be provided prior to the approval of a final plat for the Maples at Spring Mill development.

Sanders seconded, and the motion passed 7-0.

A Public Hearing opened at 9:39 p.m.

No one spoke, and the Public Hearing closed at 9:40 p.m.

Kelleher moved to approve 0602-SPP-01 with the following condition:

- All conditions associated with 0602-DP-01 be satisfied prior to the issuance of an ILP for the subject site.

Hart seconded, and the motion passed 7-0.

Sanders moved to delegate approval of final plat to staff.  
Stevenson seconded, and the motion passed by voice vote.

### **Director Report**

Staff is working on a third speaker for the Comprehensive Plan Steering Committee. The next date of the Steering Committee is March 21. Staff will be working on policy direction which will be developed for discussion.

### **Miscellaneous**

Horkay recommended Ken Kingshill to fill the citizen appointment to the Comprehensive Plan Subcommittee as Del Greco is now a member of the Plan Commission.

Kingshill accepted the appointment.

The meeting adjourned at 9:57 p.m.

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President

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Secretary